



- Well planned semi-detached property
- Six bedrooms
- Very convenient Headingley location
- Let until 30th June 2023
- Gross rent £34,414 p/a (exc bills)
- Close to amenities and Becketts Park



A WELL PLANNED AND PRESENTED SIX BEDROOMED SEMI-DETACHED PROPERTY LET UNTIL 30th JUNE 2023 WITH A GROSS RENTAL INCOME OF £34,414 p/a, SITUATED IN THIS VERY CONVENIENT HEADINGLEY LOCATION, A SHORT WALK TO EXTENSIVE AMENITIES, SHOPS, BARS, RESTAURANTS, THE GREEN OPEN SPACES OF BECKETTS PARK AND WITHIN EASY REACH OF THE VARIOUS UNIVERSITY CAMPUS' AND LEEDS CITY CENTRE.

The spacious accommodation comprises an entrance hall with two bedrooms, an open plan lounge and modern kitchen and a shower room w/c on the ground floor, three bedrooms and a house bathroom w/c on the first floor and a further bedroom in the loft space. Externally there are low maintenance gravelled gardens to the front, side and rear.

The property is let to six occupants on one assured shorthold tenancy from 1st July 2022 to 30th June 2023 at an attractive annual gross rent of £34,414 excluding bills.

The seller has a HMO Licence until 6th November 2026.

There is no lettings management tie in, allowing buyers to self manage or appoint their own preferred agent.

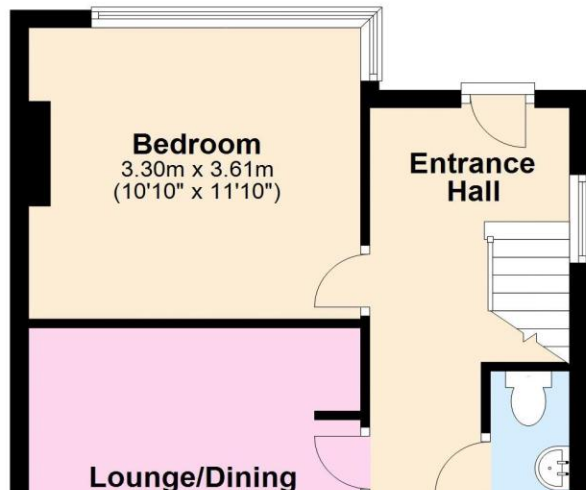






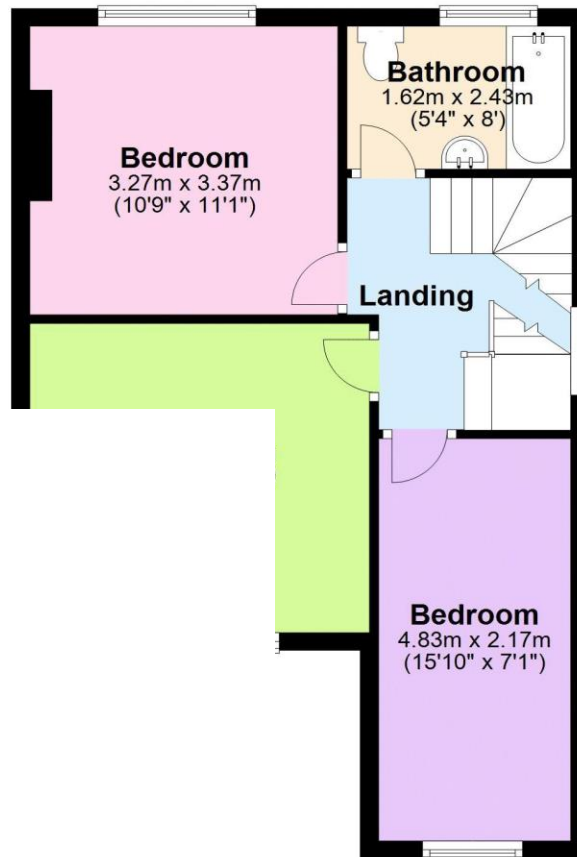
Ground Floor

Approx. 56.8 sq. metres (611.6 sq. feet)



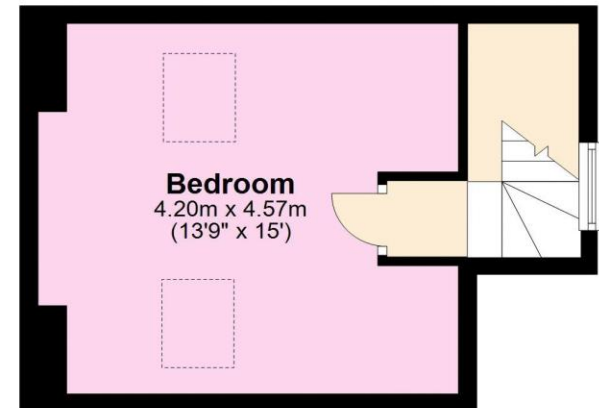
First Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



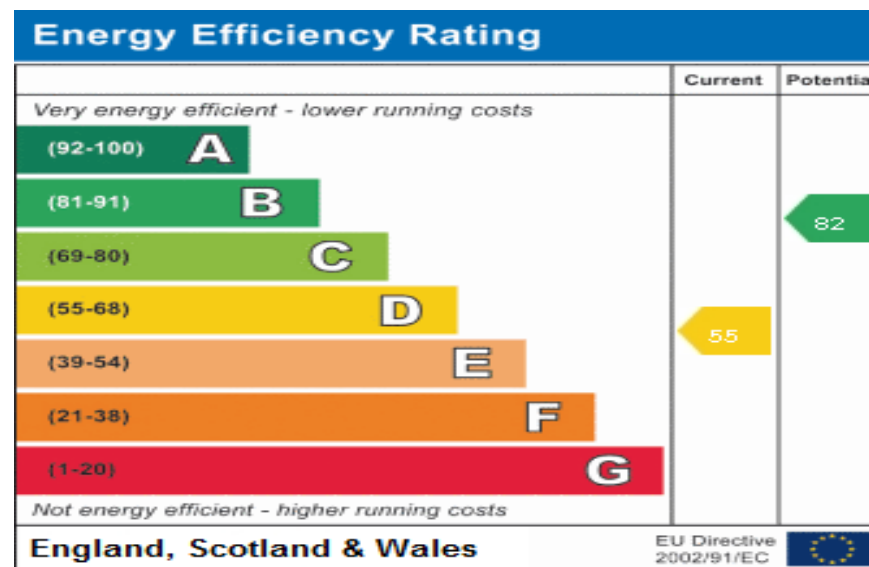
Attic

Approx. 22.6 sq. metres (243.8 sq. feet)



sq. metres (1341.7 sq. feet)

only. All measurements are approximate.
ed using PlanUp.



Tenure

Freehold

Council Tax Band

C

Possession

Subject to existing tenancy agreement. Vacant

Possession 1st July 2023

Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Management Clause

If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

HMO's

This property is in an Article 4 area and is being let as a House in Multiple Occupation (HMO). HMO's are subject to C4 or Sui Generis planning class use. A HMO constitutes a property let to at least 3 unrelated persons. If the property requires a HMO Licence (currently a property let to 5 or more unrelated occupants) then landlords/owners have to ensure the property complies with various criteria including specific fire protection, health & safety standards and minimum room sizes. We understand rooms not meeting the minimum sizes and/or the property is not deemed 'reasonably suitable' for the number of occupiers, could lead to HMO Licences not being granted. Buyers are strongly advised to consult Leeds City Council for HMO advice & guidelines. Useful links - [Conditions for licensed HMOs](#) - [HMO Licensing](#) - [HMOs Article 4 direction](#) - [HMOs](#).

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract.



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